

Note: The following case(s) is/are included in this ad.

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Process No.	Applicant Name
<u>03-320</u>	<u>A WALK IN THE FALL PARK, INC</u>
<u>04-254</u>	<u>DRM INVESTMENTS CORP.</u>
<u>04-311</u>	<u>ROBERT H. & PATRICIA N. GRAY</u>
<u>04-338</u>	<u>VICTOR & SILVIA TAVERAS</u>
<u>04-366</u>	<u>DADELAND BREEZE APARTMENTS L. L. C.</u>
<u>04-368</u>	<u>JUAN M. DIAZ & ALBA D. NOAS</u>
<u>04-370</u>	<u>LUIS M. RAMIREZ & DIANA MARIA RODON-RAMIREZ</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 11/16/04 TO THIS DATE:

HEARING NO. 04-11-CZ12-2 (04-254)

31-54-41
Council Area 12
Comm. Dist. 7

APPLICANT: DRM INVESTMENTS CORP.

Applicant is requesting to permit a swimming pool setback 39' (75' required) from the front (SE/ly) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Site Plan," as prepared by Mario Bravo, Architect and dated stamped received June 23, 2004. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, Block 1, WHEELING ESTATES, Plat book 142, Page 52.

LOCATION: 8560 S.W. 52 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.877 Acre

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

THE FOLLOWING HEARING WAS DEFERRED FROM 1/25/05 TO THIS DATE:

HEARING NO. 05-1-CZ12-3 (03-320)

21-55-40
Council Area 12
Comm. Dist. 8

APPLICANT: A WALK IN THE FALL PARK, INC.

(1) EU-1 to EU-M

(2) Applicant is requesting to permit one curvilinear lot with a frontage of 79.31' & one curvilinear lot with a frontage of 79.44' (80' frontage required for each).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Site Plan," as prepared by Mario Prats, Jr. & Associates, Inc., consisting of 1 sheet dated 10/13/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ in Section 21, Township 55 South, Range 40 East.

LOCATION: The Southwest corner of S.W. 148 Street & S.W. 93 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.11 Acres

EU-1 (Estates 1 Family 1 Acre)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED FROM 1/25/05 TO THIS DATE:

HEARING NO. 05-1-CZ12-6 (04-311)

21-55-40
Council Area 12
Comm. Dist. 8

APPLICANTS: ROBERT H. & PATRICIA N. GRAY

- (1) DELETION of Condition #1 of Resolution Z-18-80, passed and adopted by the Board of County Commissioners, only as it applies to the subject property, reading as follows:

“1. That the subject property will be divided and maintained in accordance with a revised plan submitted for the hearing being identified as, ‘Survey Sketch,’ prepared for Gilbert Mart by Robert Schuler & Assoc., Land Surveyors, dated July 10, 1979, and last revised January 24, 1980.”

The purpose of this request is to allow the applicant to remove the previously approved plan on this site to develop the parcel into 2 lots and build in accordance within the underlying zone.

- (2) SPECIAL EXCEPTION to permit the resubdivision and refacing of a platted lot into two proposed lots: Lot #1 to face S.W. 147 Street and Lot #2 to face S.W. 146 Street.
- (3) Applicant is requesting to permit proposed Lot #1 with a frontage of 112.88’ and proposed Lot #2 with a frontage of 112.22’ (120’ required for each).

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of request #3 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plan is on file and may be examined in the Zoning Department entitled “Map of Boundary Survey for Certain Homes, Inc.,” as prepared by Hadonne Corp., consisting of one sheet and dated stamped received 8/16/04. Plan may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 1, C. I. D. SUBDIVISION, Plat book 118, Page 28.

LOCATION: 14605 S.W. 97 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.778 Acre

PRESENT ZONING: EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

HEARING NO. 05-3-CZ12-1 (04-338)

32-54-40
Council Area 12
Comm. Dist. 7

APPLICANTS: VICTOR & SILVIA TAVERAS

- (1) Applicant is requesting to permit an addition to a single-family residence setback 4' from the interior side (west) property line (7.5' required).
- (2) Applicant is requesting to permit the residence setback 23.2' from the front (south) property line (25' required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be consisting under §33-311(a)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Bedroom Expansion," as prepared by Arkitere, dated 11/20/03 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 15, Block 30, HEFTLER HOMES, SUNSET PARK, SECTION TWO, Plat book 70, Page 96.

LOCATION: 10035 S.W. 85 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 100'

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: DADELAND BREEZE APARTMENTS L. L. C.

RU-4M to PAD

Plans are on file and may be examined in the Zoning Department entitled "H + H Development," as prepared by Cohen-Freedman-Encinosa & Associates, Revision #2 dated 12/27/04 and consisting of 17 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and a portion of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ all in Section 34, Township 54 South, Range 40 East, being particularly described as follows:

Commence at the Southwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 34; thence run N87°54'27"E along the south boundary of said Section 34 a distance of 432.11' to a point, said point being 898.41' west of the Southeast corner of said Section 34 and being on a line that is 20' east of and parallel to the east face of a 1 story C.B.S. building; thence run N02°04'38"W along a line that is 20' east of and parallel to the east face of a 1 story C.B.S. warehouse building a distance of 55' to the point of intersection with the north right-of-way boundary of State Road #94 (N. Kendall Drive) as shown on the right-of-way map recorded in Plat book 78, Page 35; said point being the Point of beginning of the parcel of land hereinafter to be described; thence continue on the last described course a distance of 597.97' to the Point of intersection with the north boundary of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34; said point being 433.52' east of the Northwest corner of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34; thence run N87°50'41"E along the north boundary of the south $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 34 a distance of 873.38' to a Point of intersection with the west right-of-way boundary of State Road #826 (Palmetto By-Pass) as shown on a right-of-way map recorded in Plat book 70, Page 6; said point being on a line that is 25' west of and parallel to the east boundary of Section 34; thence run S2°04'46"E along said west right-of-way boundary and along a line that is 25' west of and parallel to the east boundary of said Section 34 a distance of 233.24' to a point; thence run S5°48'45"W along said west right-of-way boundary a distance of 364.14' to a point, said point being on a line that is 75' west of and parallel to the east boundary of said Section 34 and being also on a line that is 60' north of and parallel to the south boundary of said Section 34; thence run S87°54'27"W along a line that is 60' north of and parallel to the south boundary of said Section 34 and along the north right-of-way line of said State Road 826, a distance of 632.73' to a point; thence run S2°04'43"E along the west right-of-way boundary of State Road 826, a distance of 5' to a Point of intersection with the north right-of-way boundary of said State Road #94; thence run S87°54'27"W along the north right-of-way boundary of said State Road #94 a distance of 190.67' to the Point of beginning. LESS: The north 30' thereof for road purpose as recorded in Official Record Book 4704, Page 337, and being more particularly described as follows:

Commence at the Northeast corner of the south $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, Township 54 South, Range 40 East; thence run S87°50'41"W along the north line of the south $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 34 for 25' to the Point of beginning; thence continue S87°50'41"W along the north line of the south $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 34 for 873.38'; thence run S2°04'38"E for 30' to a point on a line that is 30' south and parallel to the north line of the south $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 34; thence run N87°50'41"E

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HEARING NO. 05-3-CZ12-2 (04-366)

34-54-40
Council Area 12
Comm. Dist. 7

APPLICANT: DADELAND BREEZE APARTMENTS L. L. C.

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along the line that is 30' south of and parallel to the north line of the south $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 34 for 848.35' to the Point of curvature of a circular curve, concave to the Southwest with a radius of 25'; thence run SE/ly along the arc of said curve for 39.3' to the Point of tangency on the west line of the east 25' of the SE $\frac{1}{4}$ of said Section 34; thence run N2°04'48"W along the west line of the east 25' of the SE $\frac{1}{4}$ of said Section 34 for 55.03' to the Point of beginning.

LOCATION: The Northwest corner of S.W. 77 Avenue & S.W. 88 Street; A/K/A: 7701 N. Kendall Drive, Miami-Dade County, Florida.

SIZE OF PROPERTY: 11.11 Acres

RU-4M (Modified Apartment House 35.9 units/net acre)

PAD (Planned Area Development)

HEARING NO. 05-3-CZ12-3 (04-368)

32-54-40
Council Area 12
Comm. Dist. 7

APPLICANTS: JUAN M. DIAZ & ALBA D. NOAS

- (1) Applicant is requesting to permit a single-family residential addition setback 18.34' (25' required) from the rear (south) property line.
- (2) Applicant is requesting to waive the zoning regulations requiring section line roads to be 80' in width to permit 35' of dedication (40' required) for the west side of S.W. 97 Avenue.

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) & approval of request #2 may be considered under §33-311(4)(b) or (c).

Plans are on file and may be examined in the Zoning Department entitled "Attached Addition for Juan M. Diaz & Alba D. Noas," as prepared by Douglas Ruggiano, P. E., consisting of three sheets, dated 8/11/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 11, Block 3 of HEFTLER HOME, SUNSET PARK, SECTION 1, Plat book 70, Page 24.

LOCATION: 9700 S.W. 74 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 95.25' x 100'

PRESENT ZONING: RU-1 (Single-Family Residential)

HEARING NO. 05-3-CZ12-4 (04-370)

34-54-40
Council Area 12
Comm. Dist. 7

APPLICANTS: LUIS M. RAMIREZ & DIANA MARIA RODON-RAMIREZ

- (1) Applicant is requesting to permit an addition to a single-family residence setback 9.76' from the interior side (east) property line (15' required).
- (2) Applicant is requesting to permit a gazebo setback 7.1' from the interior side (east) property line (20' required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "An Addition to the Existing Residence for Mr. Luis M. & Mrs. Diana Rodon-Ramirez," as prepared by Rafael Rodon, Engineer, Sheet A-1 dated 6/10/03 and Sheets A-2 & A-3 dated 6/13/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 9, block 4, WINDEMERE WOODE, Plat book 80, Page 74.

LOCATION: 7501 S.W. 84 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 26,982 sq. ft.

PRESENT ZONING: EU-M (Estates Modified 1 Family 15,000 sq. ft. gross)